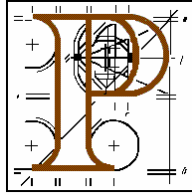


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Wexford County

Planning Register Reference Number: 20110124

An Bord Pleanála Reference Number: PL 26.239858

APPEAL by Pat and Bernie Whelan care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 28th day of October, 2011 by Wexford County Council to grant subject to conditions a permission to John Connors care of EMK Design Limited of Monamolin, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of site development works for approved serviced dwellinghouse at Milehouse (Electoral District Marshalstown), Enniscorthy, County Wexford. (Planning register reference numbers 20100668 and 20090744 refer), a further public notice was received by the planning authority on the 3rd day of October, 2011.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission refers to the retention of site development works only.

Reason: In the interest of clarity.

3. The existing one metre high inner retaining wall along the south-western boundary of the site shall be raised to a minimum of two metres within six months of the date of this order.

Reason: In the interest of the residential amenities of adjoining property.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority within six months of the date of this order. This scheme shall include the following:

- (a) Contoured drawings to scale of not less than [1:500] showing:
 - (i) a survey of all existing trees and hedging plants on the site, if any, their variety, size, age and condition, together with proposals for their conservation or removal,
 - (ii) a continuous hedge of indigenous species (for example, holly, hawthorn, beech or field maple) planted for the full length of the north-western boundary, and

- (iii) any hard landscaping works, including car parking layout, enclosed areas, specifying surfacing materials.
- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
- (c) Proposals for the protection of all existing and new planting for the duration of further construction works on site, together with proposals for adequate protection of new planting from damage until established.
- (d) A timescale for implementation including details of phasing,

Deciduous trees shall be planted at not less than two metres in height and evergreen species at not more than 750 millimetres in height. Species to be used shall not include either cupressocyparis x leylandii or grisellinia. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2012.